

PUBLIC HEARING



Town of Walpole
Commonwealth of Massachusetts

CONSERVATION COMMISSION

NOTICE OF INTENT

In accordance with Massachusetts General Laws, Chapter 131, Section 40, the Wetlands Protection Act and Walpole Wetlands Protection Bylaw, notice is hereby given of the intent of the Town of Walpole to construct a pull-off on North Street to access conservation land (map 9, lot 18-1) within 100-feet of wetland resource area in Walpole, MA. Plans are on file at the Conservation Commission office. The public hearing on the above matter will be held in-person on March 22, 2023 beginning at 7:20 p.m. All interested persons are requested to be present. Contact Conservation at 508-660-7253.

John Wiley, Chairman
Walpole Conservation Commission



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

North Street	Walpole	02081
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42:1100043	-711443.367
	d. Latitude	e. Longitude
Map 9	Lot 18	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

a. First Name	b. Last Name	
Town of Walpole- Conservation Commission		
c. Organization		
135 School Street		
d. Street Address		
Walpole	MA	02081
e. City/Town	f. State	g. Zip Code
508 660-7253	Lhershey@walpole-ma.gov	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	1 g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

Carl	Balduf	
a. First Name	b. Last Name	
Town of Walpole- Engineering		
c. Company		
135 School Street		
d. Street Address		
Walpole	MA	02081
e.	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

Town Project Exempt		
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

A. General Information (continued)

6. General Project Description:

Construction of a pull-off area on North street

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input checked="" type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

40011

c. Book

b. Certificate # (if registered land)

63

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement		
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.		
a. square feet of BVW _____	b. square feet of Salt Marsh _____	

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings _____

b. number of replacement stream crossings _____



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☐ No

If yes, include proof of mailing or hand delivery of NOI to:

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

b. Date of map _____

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage _____

(b) outside Resource Area

percentage/acreage _____

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☐ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

C. Other Applicable Standards and Requirements (cont'd)

Online Users:

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 - a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 - b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 - a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 - a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 - a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☐ A portion of the site constitutes redevelopment
 3. ☐ Proprietary BMPs are included in the Stormwater Management System.
 - b. ☒ No. Check why the project is exempt:
 1. ☐ Single-family house
 2. ☐ Emergency road repair
 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☐ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☐ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

North Street Pull-Off Area

a. Plan Title

Carl Balduf

b. Prepared By

c. Signed and Stamped by

02/28/2023

1": 20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☐ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

Town Project Exempt

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

a. Street Address

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. ***Please see Instructions before filling out worksheet.***

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee: _____
a. Total Fee from Step 5

State share of filing Fee: _____
b. 1/2 Total Fee **less** \$12.50

City/Town share of filing Fee: _____
c. 1/2 Total Fee **plus** \$12.50

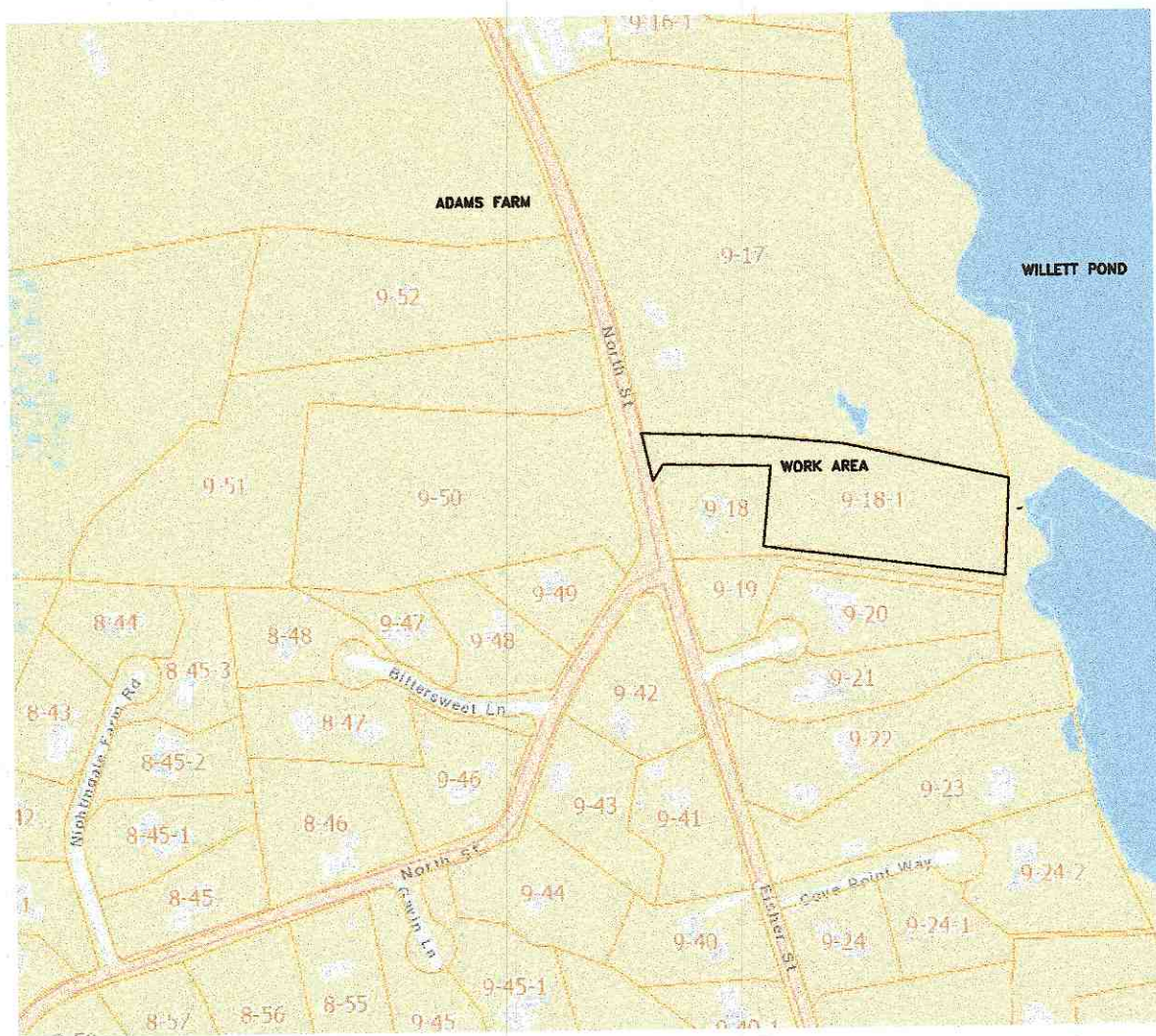
C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

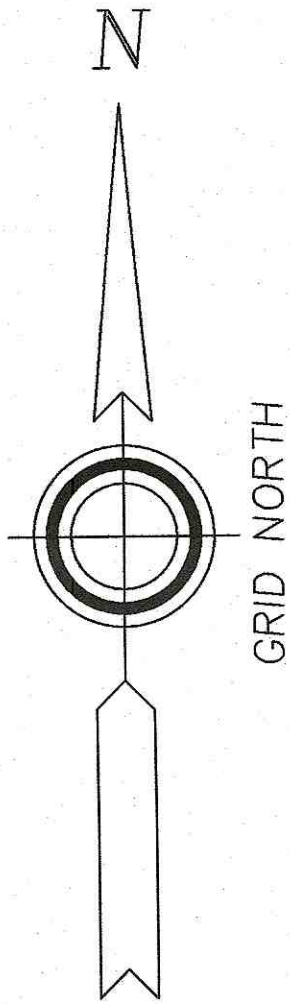
Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

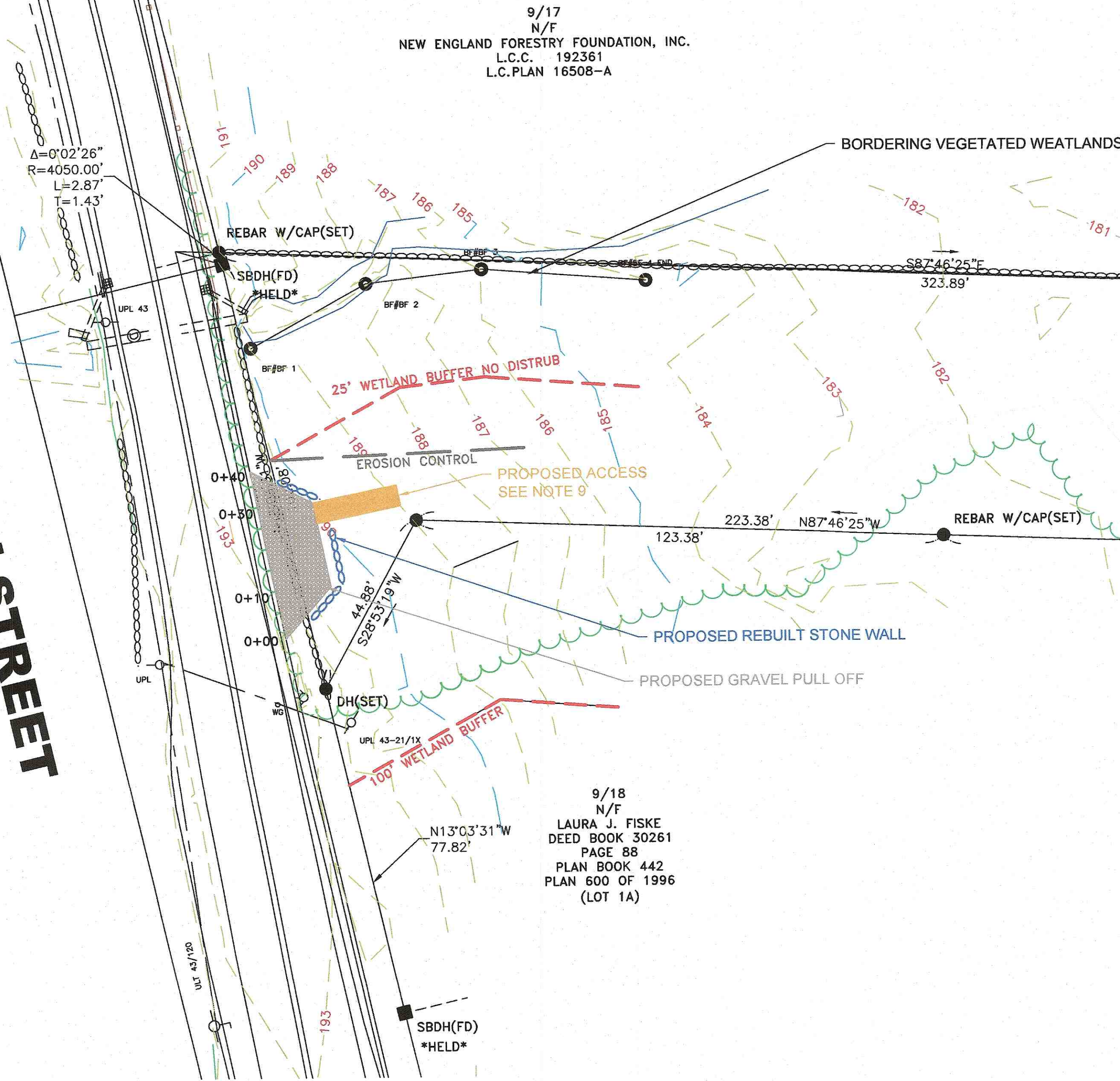


LOCUS MAP
NOT TO SCALE

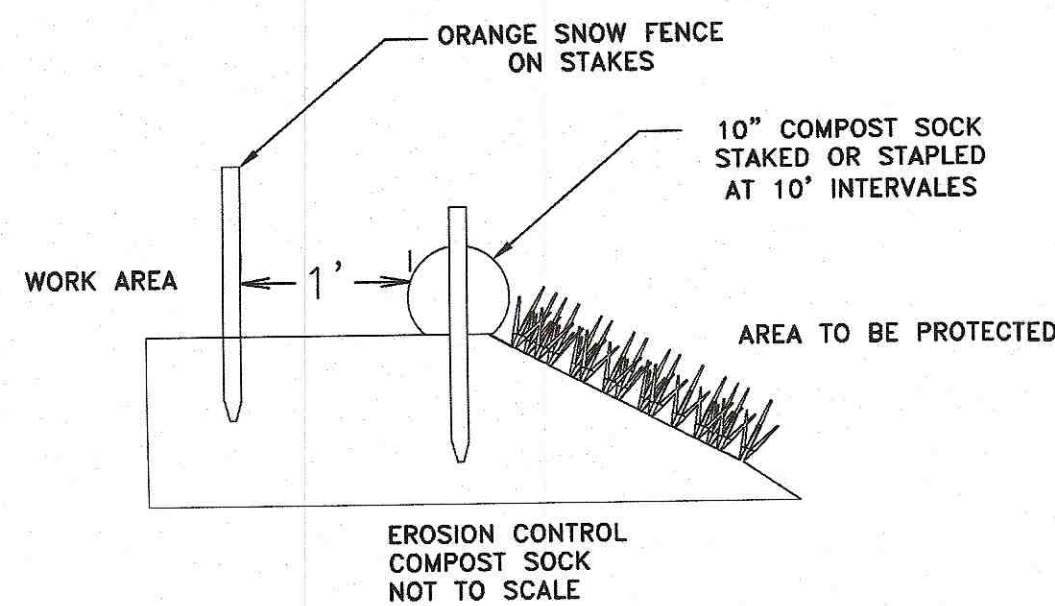


NORTH STREET
(1937 COUNTY LAYOUT)
(PLAN BOOK 122, PLAN 828)

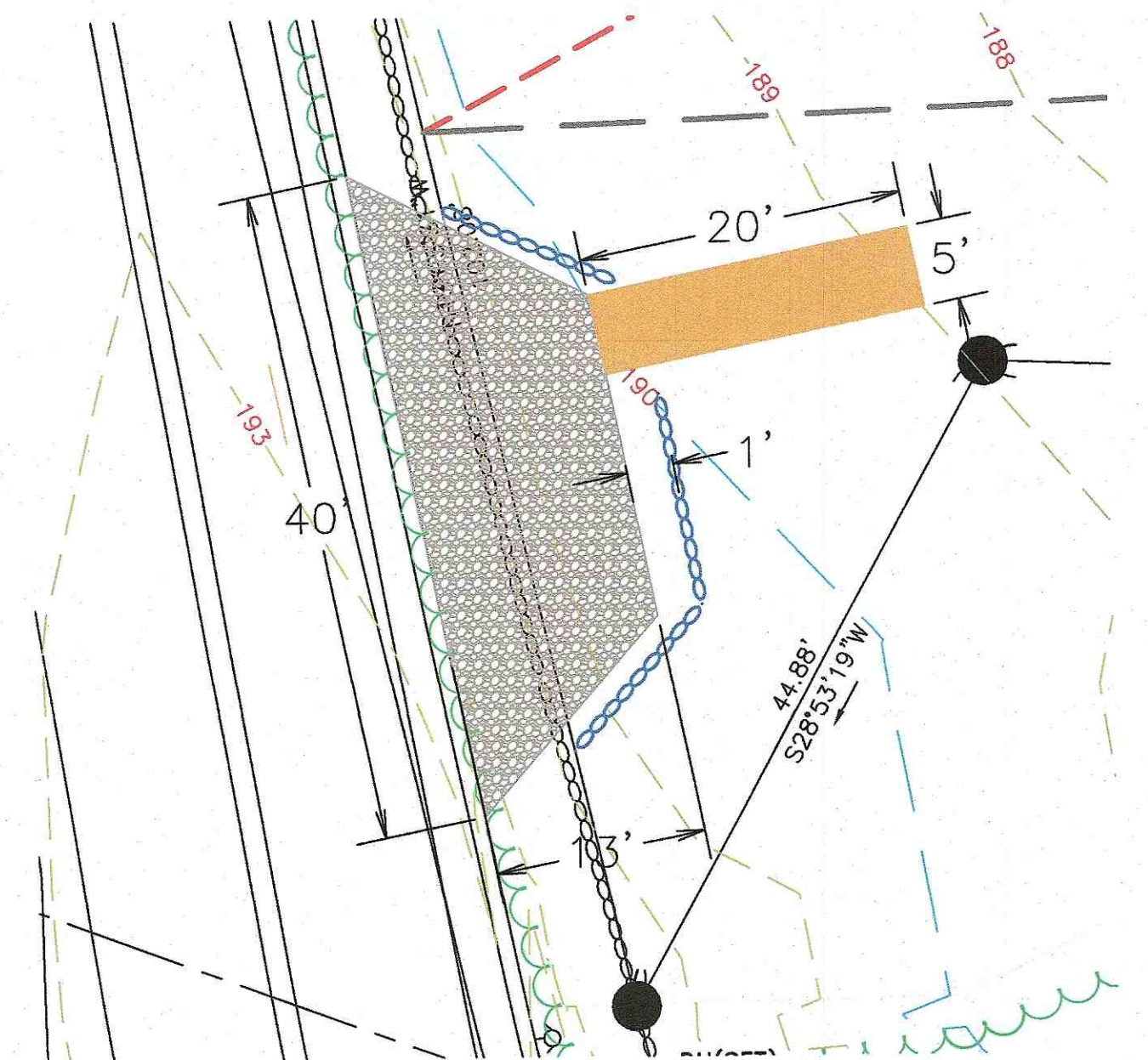
9/50
N/F
NEW ENGLAND FORESTRY FOUNDATION, INC.
DEED BOOK 10520
PAGE 0683



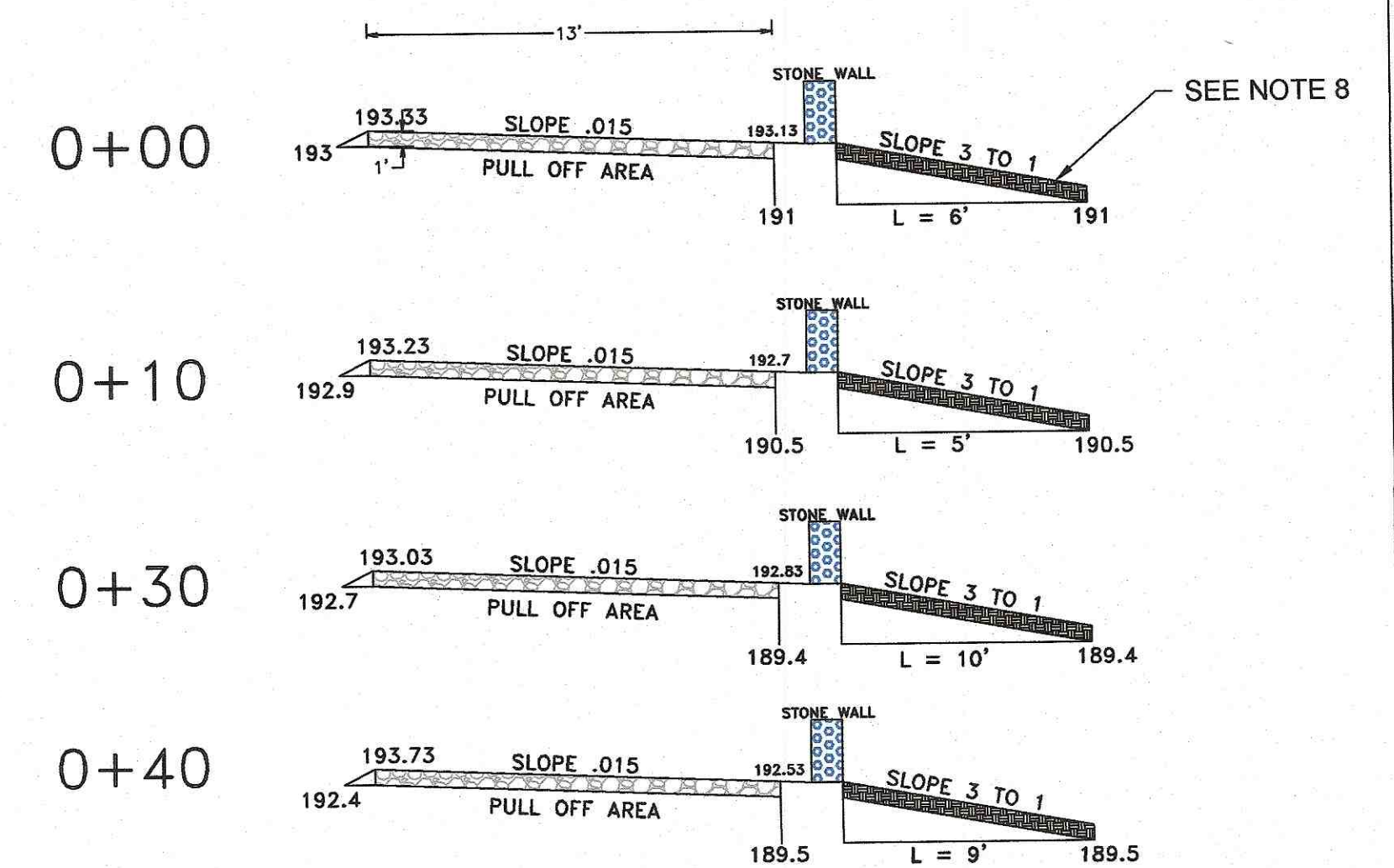
PLAN VIEW
SCALE: 1"=20'



EROSION CONTROL DETAIL
NOT TO SCALE



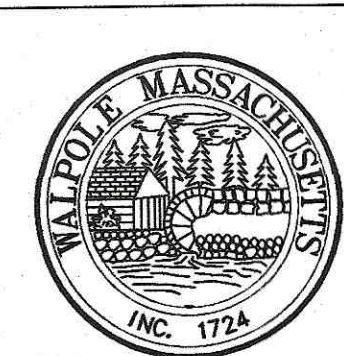
BLOW UP OF PULL OFF AREA
SCALE: 1"=10'



PULL OFF CROSS SECTIONS
NOT TO SCALE

- NOTES:
- OWNER: TOWN OF WALPOLE CONSERVATION COMMISSION, DEED BOOK 40011, PAGE 63.
 - THE ENGINEER IS THE TOWN OF WALPOLE ENGINEERING DEPARTMENT CARL J. BALDUF P.E. # 45673 JOSEPH P. CONRAN E.I.T. # 26319
 - EXISTING CONDITION FROM PLAN BY COUNTY OF NORFOLK ENGINEERING DEPARTMENT TITLED "TOPOGRAPHIC PLAN WALPOLE, MA, SCALE 1"=30" DATED JUNE 7, 2022" PREPARED FOR THE TOWN OF WALPOLE.
 - VERTICAL DATUM IS NAVD 88 (PER PLAN REFERENCED ABOVE)
 - PLAN REFERENCE: PLAN #600 OF 1996 RECORDED IN PLAN BOOK #442.
 - LOCUS IS SUBJECT TO VARIOUS RESTRICTIONS ON USE OF THE PROPERTY AS LISTED IN DEED BOOK 40011, PAGE 63.
 - NORTH ST IS A SCENIC ROAD AND THE PROPOSED ACCESS/ PULL OFF AREA WILL REQUIRE A SCENIC ROAD HEARING WITH THE WALPOLE PLANNING BOARD.
 - SLOPE TO MEET EXISTING GRADE FROM STONE WALL TO BE STABILIZED BY SEED.
 - DETAILS OF CONNECTION TO EXISTING TRAIL TO BE DETERMINED AT A LATER DATE

PROJECT PATH			
REV. #	DESCRIPTION	DATE	BY



Town of Walpole

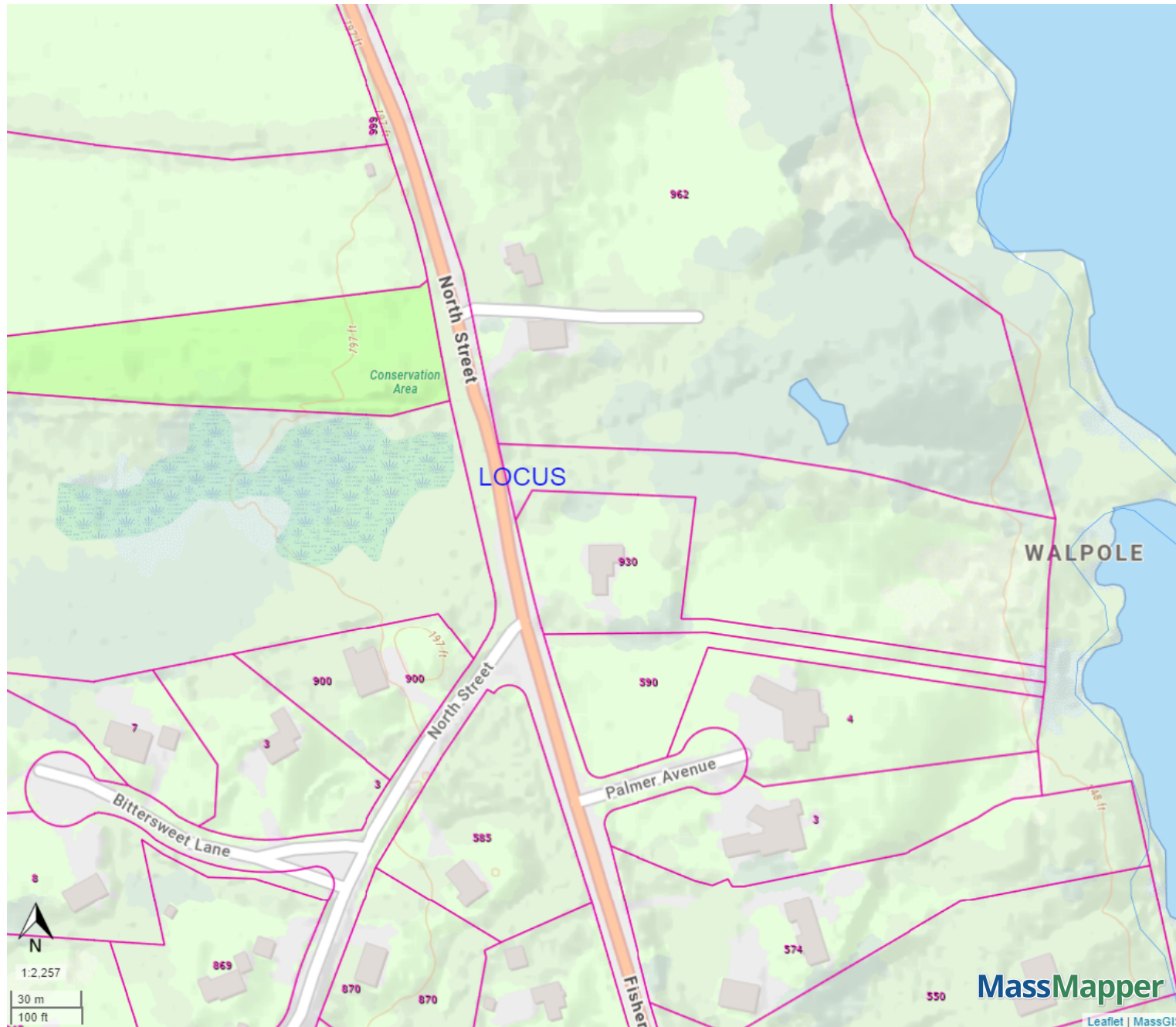
Date:	2-23-23
Scale:	SEE SCALE
Drawn By:	J. CONRAN
Designed By:	J. CONRAN
Checked By:	C. BALDUF

NOTICE OF INTENT PLAN FOR NORTH ST.
PULL OFF AREA TO WILLETT POND
FOR WALPOLE CONSERVATION

PREPARED BY: TOWN OF WALPOLE

SHEET NO. 1 OF 1

North street Project



USGS Streams 100k



USGS Rivers and Streams 25k

Stream

INTERMITTENT STREAM

SHORELINE

INTERMITTENT SHORELINE

MANMADE SHORELINE

DITCH/CANAL

AQUEDUCT

DAM

CHANNEL IN WATER

Property Tax Parcels

MassMapper

Leaflet | MassGIS

Town Engineer
Carl Balduf P.E., P.L.S.



Town of Walpole
Commonwealth of Massachusetts

Town Hall
135 School St.
Walpole, Ma. 02081
Phone (508) 660-7213
Fax (508) 660-7323

TO: Select Board

FROM: Joseph Conran E.I.T.
Town Engineer

RE: Scenic Road Request
North St. Pull Off Area
Parcel 9/18-1

DATE: March 2, 2023

Dear Select Board

On behalf of the applicant, Walpole Conservation Commission, we are requesting permission under the Chapter 452 Scenic Roads, to remove a portion of existing stonewall along the frontage of Town owned parcel between #930 and #962 North St. The applicant is proposing to construct a pull off area along North St for access to Town of Walpole Conservation land for passive recreation. The proposal requires removal of approximately thirty-seven (37) linear feet of existing stonewall. There are no trees larger than four-inch diameter in the proposed work zone.

To help mitigate the removal of stonewall, we plan to utilize the existing stone removed to construct a new stonewall along the border of the proposed pull off area.

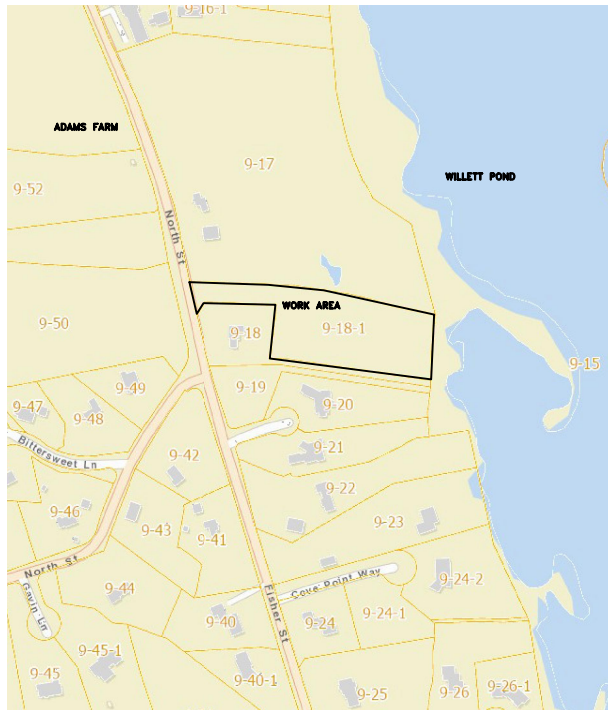
Attached with the scenic road request is a site plan of the proposed work and abutters list.

The Town of Walpole Engineering Department and or Conservation Agent is available if you have any questions.

Sincerely,


Joseph Conran E.I.T.
Assistant Town Engineer

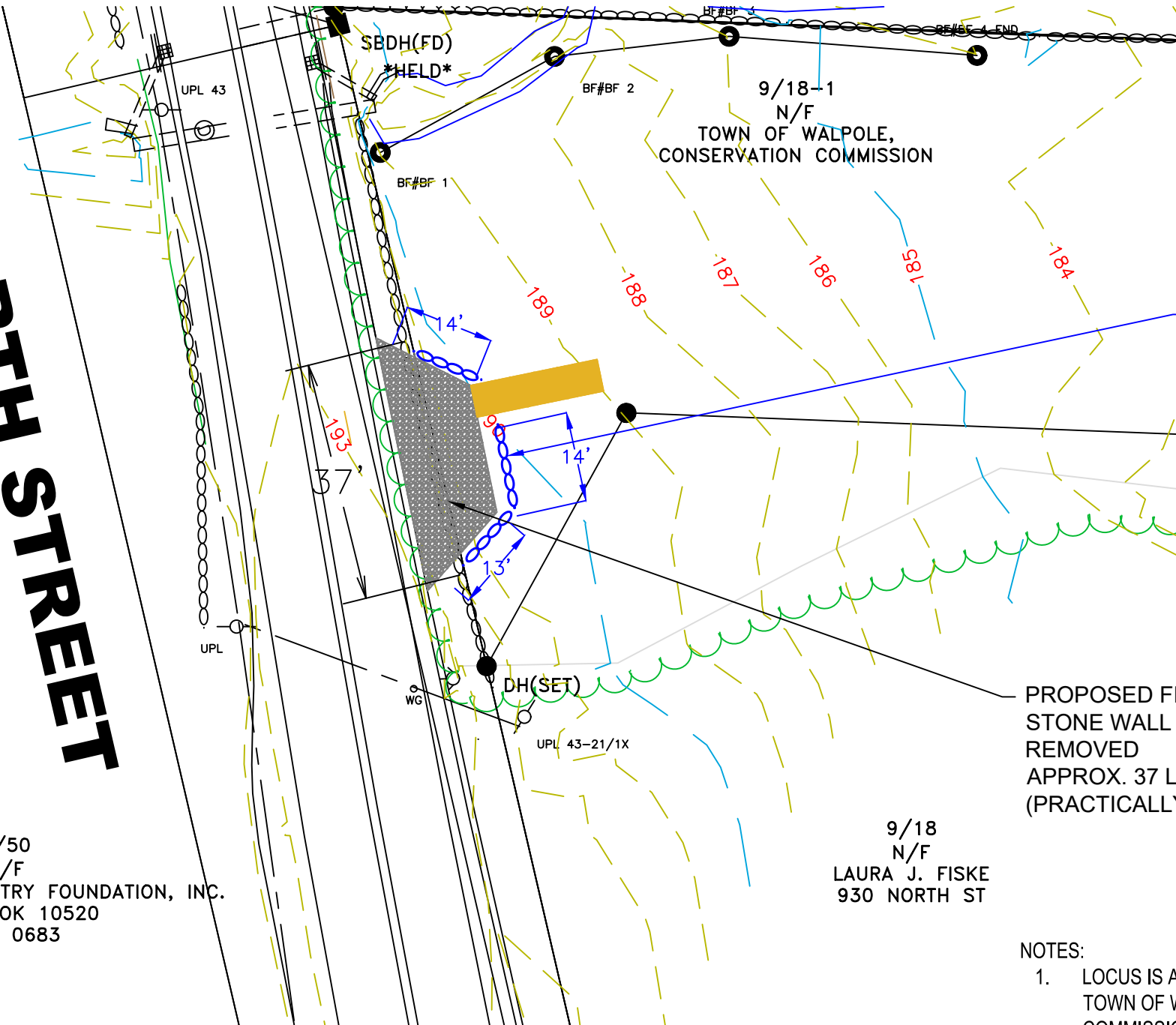
Cc; File
Landis Hershey, Conservation Agent



LOCUS MAP
NOT TO SCALE

NORTH STREET
(1937 COUNTY LAYOUT)
(PLAN BOOK 122, PLAN 828)

9/50
N/F
NEW ENGLAND FORESTRY FOUNDATION, INC.
DEED BOOK 10520
PAGE 0683



PROPOSED FIELD
STONE WALL
RECONSTRUCTION
APPROX. 41 L.F.

PROPOSED FIELD
STONE WALL TO BE
REMOVED
APPROX. 37 L.F.
(PRACTICALLY BURIED)

9/18
N/F
LAURA J. FISKE
930 NORTH ST

- NOTES:
1. LOCUS IS ASSESSORS MAP 9/18-1 OWNER
TOWN OF WALPOLE, CONSERVATION
COMMISSION.



Town of Walpole

Date:	3-1-23
Scale:	1"=20'
Drawn By:	J. CONRAN
Designed By:	J. CONRAN
Checked By:	C. BALDUF

**SCENIC ROAD APPLICATION FOR
PULL OFF AREA TO WILLETT POND
FOR WALPOLE CONSERVATION**

PREPARED BY: TOWN OF WALPOLE

SHEET NO. 1 OF 1

TOWN OF WALPOLE
2023 FEB 24 AM 11:22
RECEIVED
30480 REASSESSORS



CONSERVATION COMMISSION
TOWN HALL
135 School Street
Walpole, MA 02081
Phone (508) 660-7268

CERTIFIED ABUTTERS LIST REQUEST

Date: 2/24/2023

I request an abutter's list within 300 feet of the site of intent for the CONSERVATION COMMISSION.

Name of Applicant: Joseph Conran for the Town of Walpole
Address: 135 School St Walpole, MA 02081
Telephone: 508-660-6350
Location: North St Map 9, Parcel 18-1

I understand that I am to pay a fee of \$1.50 per abutter, to the Board of Assessors, for this list. However, if an abutter's list is required by the Board of Appeals, this same list may be used by the Conservation Commission. The list may take up to 2 weeks to generate.

Received by Assessors - Date: _____
TIME: _____



Board of Assessors
John R. Fisher, Chair
Richard J. Zaccaro, Clerk
Denise A. Ellis, Member

TOWN OF WALPOLE
Commonwealth of Massachusetts
Phone (508) 660-7315 Fax (508) 906-3598
E-mail: Assessors@walpole-ma.gov

Town Hall
135 School Street
Walpole, MA 02081

February 27, 2023

I, Dennis J. Flis, Director of Assessing for the Board of Assessors in the Town of Walpole, hereby certify that the following are the current owners as of January 1, 2023; for FY 23.

Owner: Walpole Town of CC

This land being shown on the Assessors Map for the Town of Walpole as:

Parcel: 19-18-1 Address: North Street

Together with the attached lists of owners of all adjoining land of said abutters within 300 feet of the property line.

Dennis J. Flis
Director of Assessing

Attachments

9/ 15/ / /
NEPONSET RIVER LAND HOLDING
ASSO
P.O. BOX 49
EAST WALPOLE, MA 02032

9/ 49/ / /
ZIA ALI &
ZANDI ROXANA
900 NORTH ST
WALPOLE, MA 02081

9/ 21/ / /
BRAIT MICHAEL A & CAROL C
3 PALMER AVE
WALPOLE, MA 02081

9/ 18/ / /
FISKE LAURA J
930 NORTH ST
WALPOLE, MA 02081

9/ 19/ / /
BRAIT MICHAEL A & CAROL C
3 PALMER AVE
WALPOLE, MA 02081

9/ 20/ / /
TOWERY HEATHER HART & GAUDET
DEB
4 PALMER AVE
WALPOLE, MA 02081

9/ 23/ / /
SICH EUGENE J & MARK J TRS
SICH REALTY TRUST
550 FISHER ST
WALPOLE, MA 02081

9/ 22/ / /
WASILUNAS VITO &
KARCHER-WASILUNAS CAROL
574 FISHER ST
WALPOLE, MA 02081

9/ 42/ / /
TUCKER STUART R & KAREN WESTERFI
585 FISHER ST
WALPOLE, MA 02081

9/ 17/ / /
NEW ENGLAND FORESTRY
FOUNDATION
PO BOX 1346
32 FOSTER STREET
LITTLETON, MA 01460

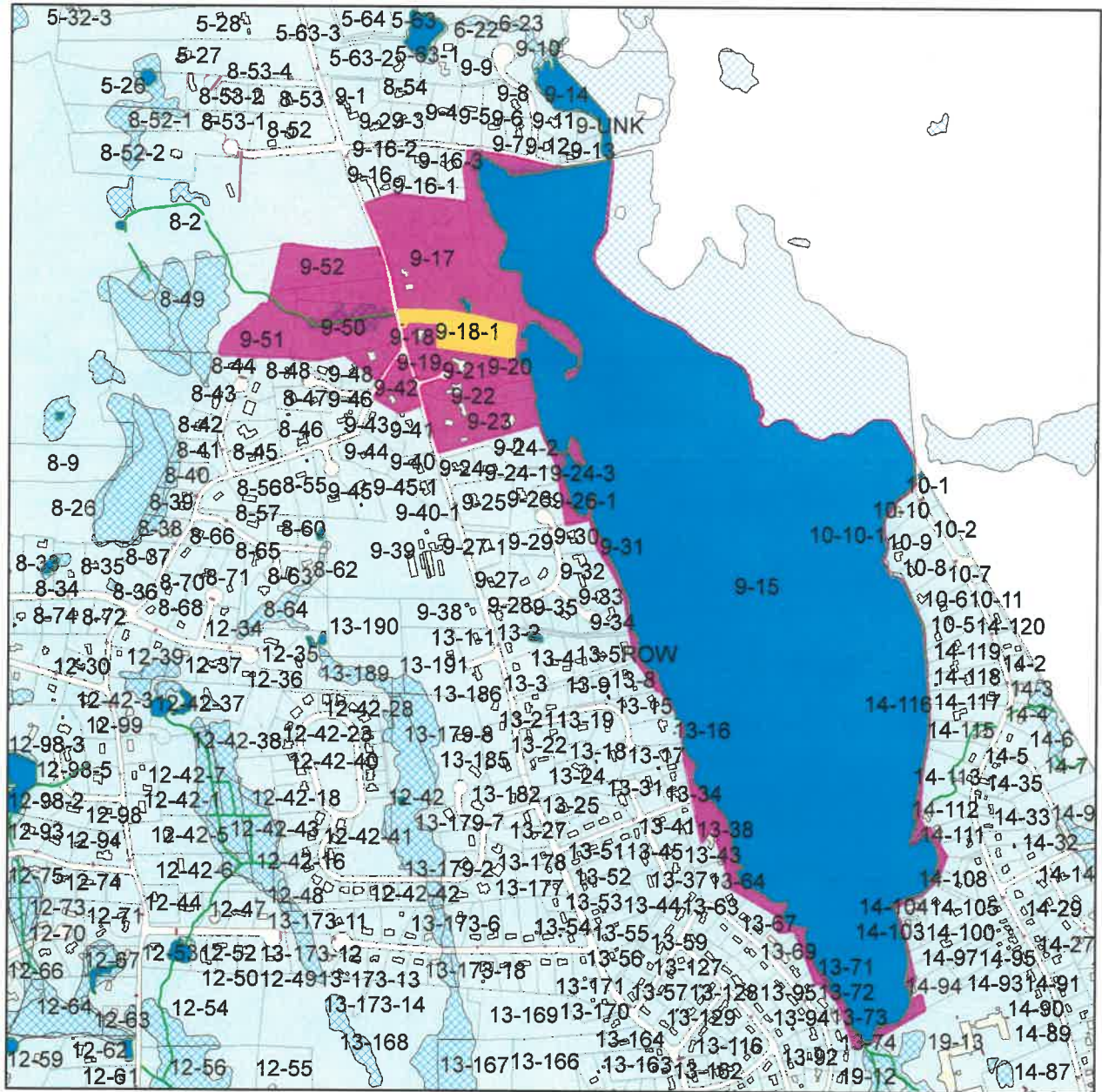
9/ 50/ / /
N E FORESTRY FOUNDATION INC
P.O. BOX 1346
32 FOSTER STREET
LITTLETON, MA 01460-4346

9/ 51/ / /
N E FORESTRY FOUNDATION INC
P.O. BOX 1346
32 FOSTER STREET
LITTLETON, MA 01460-4346

9/ 52/ / /
N E FORESTRY FOUNDATION INC
P.O. BOX 1346
32 FOSTER STREET
LITTLETON, MA 01460-4346

9/ 18/ 1/ /
WALPOLE TOWN OF CC
135 SCHOOL ST
WALPOLE, MA 02081

9-18-1



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				WALPOLE, MA											
WALPOLE TOWN OF CC						Description	Code	Assessed	Assessed	Board of Assessors											
135 SCHOOL ST						EXM LAND	9320	89,300	89,300	135 School St											
WALPOLE MA 02081		SUPPLEMENTAL DATA				VISION GOVERNMENT SOLUTIONS															
Building Address:		Alt Prcl ID 4113: Census A1104 Old ID LOT 1B Lot # 2.84 Photo Plans GIS ID F_725552_2891827				VISION GOVERNMENT SOLUTIONS															
NORTH ST		Assoc Pld#				VISION GOVERNMENT SOLUTIONS															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
WALPOLE TOWN OF CC		40011	10-29-2021	U	V	10,000	1E	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
N E FORESTRY FOUNDATION INC		11524	09-20-1996	U	V	160,000	1G	2023	9320	89,300	2022	9500	541,800	2021	9500	509,900					
		Total				89,300				Total				541,800				Total		509,900	
EXEMPTIONS		Amount		Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor													
		0.00								APPRAISED VALUE SUMMARY											
Nbhd		B		Tracing						Appraised Bldg. Value (Card)									0		
0170										Appraised Xf (B) Value (Bldg)									0		
										Appraised Ob (B) Value (Bldg)									0		
										Appraised Land Value (Bldg)									89,300		
										Special Land Value									0		
										Total Appraised Parcel Value									89,300		
										Valuation Method									C		
										Total Appraised Parcel Value									89,300		
BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY										
											Date	Id	Type	Is	Cd	Purpos/Result					
											03-09-2022	DF			00	Listed					
											02-17-2010	DF			00	Listed					
											07-25-2005	PF			00	Listed					
											10-10-1997	45			98	FY 98 Change in Value					
											05-09-1997	PS			60	Subdivided Lot					
LAND LINE VALUATION SECTION		B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value				
		1	932V	Conservation Va	R		43,560 SF	5.90	1.00000	5	0.10	0170	2.150		1.0000	1.27	55,300				
		1	932V	Conservation Va	R		1,840 AC	18,500.00	1.00000	5	1.00	EXAC	1.000		1.0000	18,500	34,000				
		Total Card Land Units						2.84 AC	Parcel Total Land Area 2.84					Total Land Value		89,300					